

## USE

The application proposes the residential redevelopment of the site.

The is allocated for residential development under Policy 26 in the adopted Land Allocation Local Plan.

The proposals include for a new public footpath along the existing public highway providing a connectivity from the site to the local school and wider village.

## AMOUNT

A masterplan has been submitted as part of this application to demonstrate that 34no. new high-quality dwellings can be accommodated on the site; creating a density of approximately 22no. dwellings per hectare.

This is considered appropriate given the rural location of the site.

The scheme comprises;

*2no. 2-Bed, Single-Storey Bungalows*

*6no. 2-Bed Houses, 2-Storey Houses*

*16no. 3-Bed, 2-Storey Houses*

*10no. 4-Bed, 2-Storey Houses*

**Total 34no. dwellings**



PROPOSED SITE PLAN

**SCHEDULE OF ACCOMMODATION**

<b>Plot no.</b>	<b>Type</b>	<b>Beds</b>	<b>Ground Floor Area (sqm)</b>	<b>First Floor Area (sqm)</b>	<b>GIFA (sqm)</b>
1	B3	3B6P	75.3	75.3	150.6
2	B3	3B6P	75.3	75.3	150.6
3	B2	3B6P	79.3	79.3	158.6
4	B1	3B6P	75.3	75.3	150.6
5	G1	3B5P	51.1	51.1	102.2
6	G1	3B5P	51.1	51.1	102.2
7	E2	2B4P	41.2	41.2	82.4
8	E2	2B4P	41.2	41.2	82.4
9	D1	4B7P	84.9	84.9	169.8
10	E2	2B4P	41.2	41.2	82.4
11	E2	2B4P	41.2	41.2	82.4
12	G1	3B5P	51.1	51.1	102.2
13	G1	3B5P	51.1	51.1	102.2
14	G1	3B5P	51.1	51.1	102.2
15	D1	4B7P	84.9	84.9	169.8
16	D1	4B7P	84.9	84.9	169.8
17	D1	4B7P	84.9	84.9	169.8
18	H1	4B6P	70	70	140
19	H1	4B6P	70	70	140
20	F2	4B7P	76	76	152
21	E2	2B4P	41.2	41.2	82.4
22	H2	3B5P	70	70	140
23	H2	3B5P	70	70	140
25	F1	3B6P	76	76	152
24	G2	3B5P	51.1	51.1	102.2
26	A2	2B4P	73	0	73
27	A1	2B4P	74.6	0	74.6
28	D2	4B7P	87.1	87.1	174.2
29	E1	2B4P	41.2	41.2	82.4
30	D1	4B7P	84.9	84.9	169.8
31	C1	3B6P	73.8	73.8	147.6
32	C1	3B6P	73.8	73.8	147.6
33	C2	3B6P	73.8	73.8	147.6
34	C2	3B6P	73.8	73.8	147.6
<b>TOTAL</b>					4343.2

## LAYOUT

The proposed layout has been carefully considered in order to make good use of the site's potential.

The site is divided into 34no. new individual plots. A single road runs through the centre of the site from east to west, splitting into 2 and the western end of the site from which all plots are accessed. This is considered the optimum layout in minimising the requirements for hard landscaping and therefore maximising the potential for soft landscaping and planting within the site.

An open landscaped area at the western end of the spine road provides a green space. Views from the entrance end of the main spine road lead towards the green space which acts as a vista providing views to the fields beyond.






Ecological buffer zones and drainage requirements have been incorporated seamlessly into the layout without compromising the design.

The proposed new dwellings have been carefully positioned to ensure the retention of the existing trees that surround the site whilst the gardens create a green buffer between neighbouring fields and residences. The large gaps between the proposed dwellings allow views through to the existing tree line that surrounds the site.

The proposed layout maintains the privacy of both the neighbouring and future residents of the site through the strategic placement of the dwellings and the windows. The layout also provides suitable and safe access for cars, refuse and emergency vehicles.

Following the outline consented layout, it is considered important that the front of the site is set within a landscaped setting. In order to minimise any impacts on neighbours and the wider setting of the proposals.

### KEY

-  Clear view through site to neighbouring fields
-  Views of treeline allowed between gaps
-  Views over landscape
-  Ecological corridors
-  Green buffer zones



PROPOSED SITE PLAN

# DESIGN & ACCESS STATEMENT

## ACCESS

The site is proposed to be accessed directly off Capel Road approximately in the centre of the eastern boundary. A pathway is located on both the east and west sides of the access road and is lined with soft landscaping and trees providing an attractive entrance to the development.

10no. proposed parking spaces for school drop-off and 4no. Visitors spaces are located within the site boundary.

Cycle and refuse storage is to be provided within secure cycle stores in rear gardens.

A minimum of 1no. cycle storage space per bedroom is to be provided - all dwellings are afforded 4no. Cycle storage spaces.






On the basis of the above it is considered that the proposal is appropriate in terms of access, parking and movement.

## PARKING

Each dwelling has been provided with a minimum of 2no. allocated parking spaces.

Provision for 4no. visitors parking spaces and 10no. School drop-off spaces are provided within the site boundary.

### KEY

-  Private parking
-  Visitors parking
-  Unallocated
-  School drop-off spaces
-  Movement



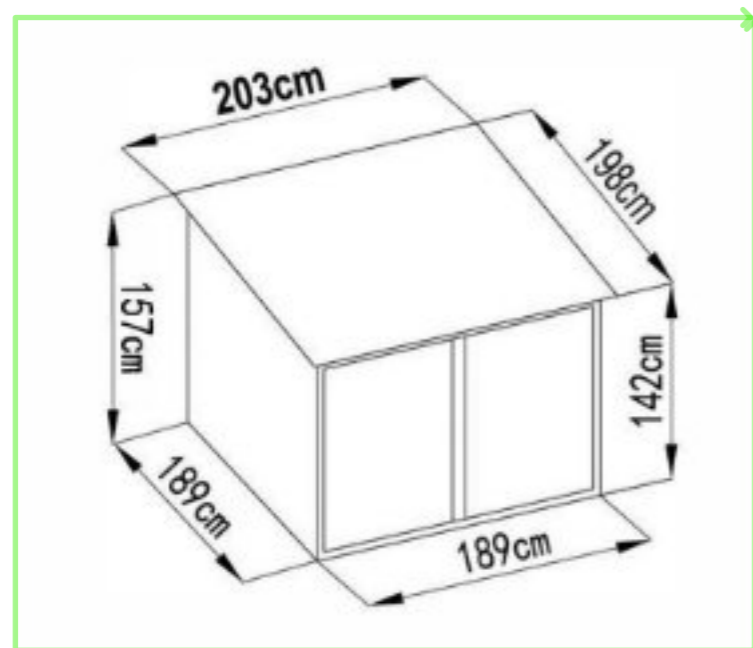
PROPOSED SITE PLAN

## CYCLE STORAGE & REFUSE STRATEGY





6 ft. 8 in. W x 6 ft. 6 in. D Metal Bike Shed

<https://www.wayfair.co.uk/garden/pdp/wfx-utility-6-ft-8-in-w-x-6-ft-6-in-d-metal-bike-shed-u001308301.html>

The cycle store has been chosen to store 4no. Bicycles.



### KEY

-  Location of Cycle Storage
-  Refuse store location
-  Route
-  Refuse Vehicle route



PROPOSED SITE PLAN

# DESIGN & ACCESS STATEMENT

## SCALE

The scale of the proposed development has been designed to ensure that the buildings sit comfortably within the site, and relate well to both the residential properties on Capel Street.

The scale and density of the development at approximately 22 dwellings per hectare is considered wholly appropriate considering the location of the site within the Capel-le-Ferne village boundary.

The proposed dwellings are 1-storey & 2-storeys in form and comparable to the residential properties in close proximity to the site.

The proposed scale and pitched form of the proposed units echoes the forms of neighbouring dwellings minimising the schemes impact on its surroundings.



## APPEARANCE

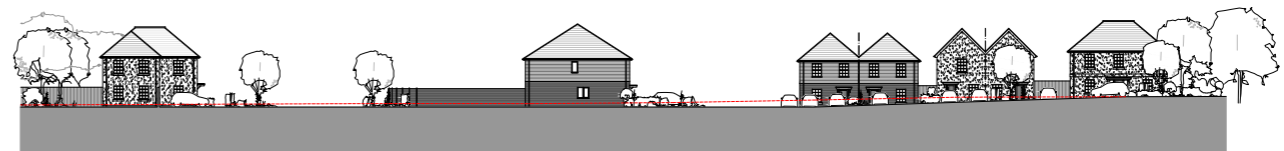
For the design of the proposed dwellings, reference has been taken from the local vernacular in the immediate vicinity of the site. The design concept takes elements from the architecture of the local area and responds in a traditional style; complementing the character of the area without replicating it.

Materials have been carefully considered in order to allow the proposals to sit seamlessly within their surroundings whilst maintaining and character of their own.

A high quality palette of materials has which references the local vernacular been chosen including;

Red brickwork,  
Black timber cladding,  
White render,  
Clay roof tiles,  
Slate roof tiles,  
Timber doors,  
White UPVC window frames and  
White UPVC sash window frames

*Please see materials drawings for full details of proposed materials.*



# DESIGN & ACCESS STATEMENT

## **CONCLUSION**

This design and access statement has been prepared to accompany an application for 34no. new residential dwellings at the site off Capel Street, Capel-le-Ferne.

The amount and layout of the proposed residential development has been carefully considered to sit comfortably within the setting, whilst the scale and appearance of the proposed dwellings will blend well with the surrounding residences having taken reference from local materials and detailing.

Architecturally, the proposed dwellings retain the character of Capel-le-Ferne with a response to the site's context that is traditional in style . The vernacular material palette blends in well with the modern aesthetic of the scheme that echoes both the existing dwellings and agricultural buildings that surround the site.

It is considered that the scheme will serve to enhance the character and appearance of the area and the village through the development of the site into a residential development.